

NOTICE OF FAIR RETURN RENT INCREASE

The Takoma Park Code Section 6.20.090 gives landlords the right to petition for a rent increase above the Rent Increase Allowance to ensure the maintenance of a fair net operating income. A copy of the Fair Return Petition and notice of its filing was previously provided by the City of Takoma Park's Housing and Community Development Department.

You are hereby notified that your rent will be increased in accordance with the preliminary Decision issued by the Commission of Landlord and Tenant Affairs following its review of the Petition. A copy of the Decision is attached.

Address of Rental Facility: _____

Rental Unit: _____

Date Preliminary Decision Issued: _____

Approved Fair Return Rent Increase: _____ %

Current Rent: \$ _____

New Rent (Rent Increase): \$ _____

Effective Date of Rent Increase: _____

You have 30 calendar days from the date of service of this Notice to challenge the preliminary Decision issued by the Commission. Your challenge must be submitted in writing to the Commission on Landlord and Tenant Affairs c/o City of Takoma Park, Housing & Community Development Department, 7500 Maple Avenue, Takoma Park, MD 20912.

The Commission will review your challenge or, at its discretion, schedule a date for the matter to be heard. You and the other tenants in the building will receive a minimum of 14 days advance notice of the date of the hearing. If no challenge is received, the preliminary Decision issued by the Commission and the rent increase detailed above becomes final.

For additional information, please contact the City of Takoma Park at 301- 891-7216.